

Date: November 8, 2006 Planning Commission Meeting

Item No.

3.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report Prepared by: Cindy Hom

Public Hearing: Yes: X No:

Notices Mailed On: 10/27/06 Published On: 10/26/06 Posted On: 10/27/06

TITLE: USE PERMIT NO. UP2006-18

Proposal: A request to locate a 2,400 square foot karaoke establishment with no food or alcohol service and for a parking modification.

Location: 668 Barber Lane

APN: 086-01-035

RECOMMENDATION: Approval with Conditions

Applicant: Joe Zheng, 4704 Pacific Ave., Stockton, CA 95207

Property Owner: Ulferts Center (USA) Inc., 668 Barber Lane, Milpitas, CA 95035, Attn: Karen Kam

Previous Action(s): "S" Zone Approval

General Plan Designation: General Commercial

Present Zoning: General Commercial with an "S" Zone Overlay (C2-S)

Existing Land Use: Multi-Tenant Commercial Building

Agenda Sent To: Applicant & Owner (same as above)

Attachments: Plans
Parking Analysis

PJ#2465

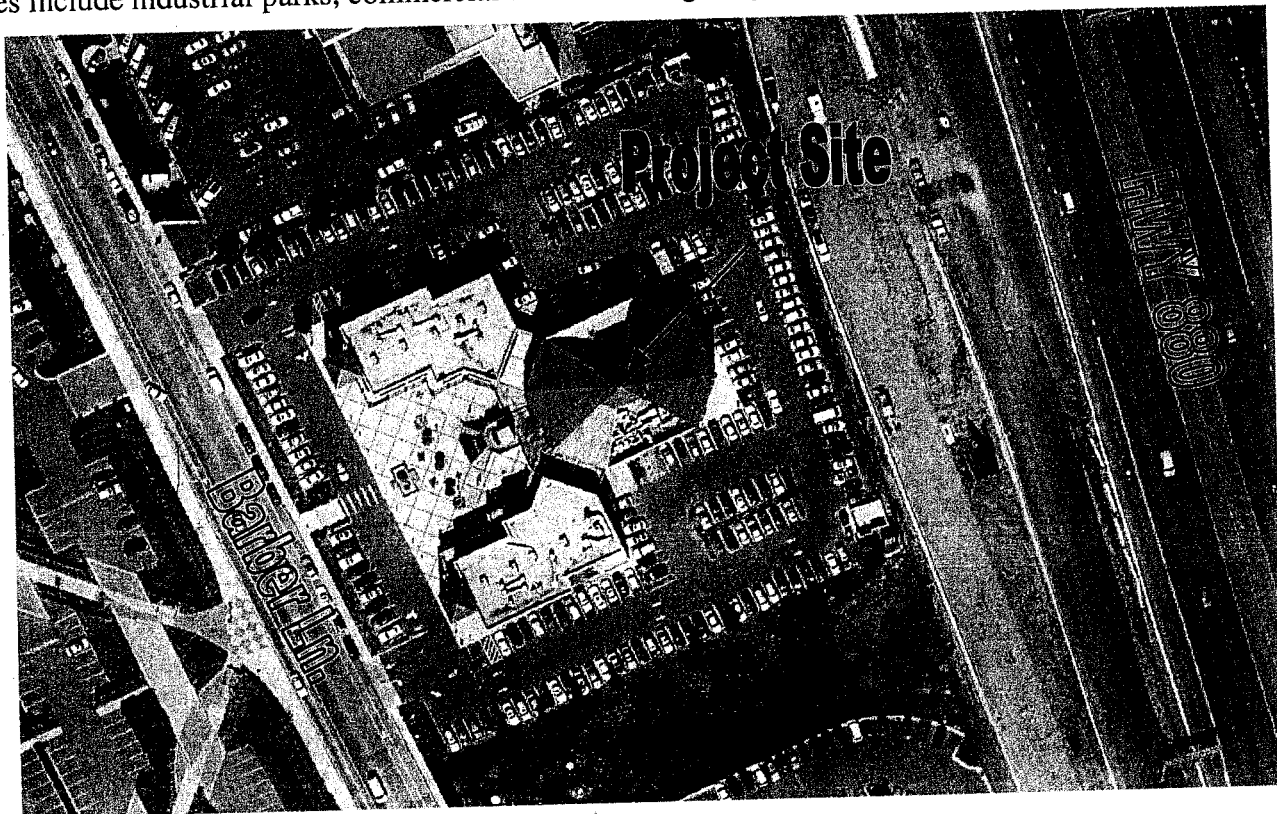
BACKGROUND

In May 1996, the City approved a General Plan Amendment changing the land use from industrial park to General Commercial. Subsequently, in February 1997, the City approved an approximate 40,000 square foot retail center. Since this time there have been various use permits for restaurants and telecommunication facilities and S-Zone Amendments for various external building and site modifications.

The application request was presented at the September 13, 2006 Planning Commission Subcommittee meeting as a Director's item. The Planning Commission Subcommittee requested the item to be agendized for the Planning Commission for review and approval.

Site Description

The project site is located on the east side of Barber Lane between the Hetch-Hetchy Right-of-Way and the vacated Billings Chevrolet site. Interstate 880 runs along the eastern boundary of the site. The site has a zoning designation of General Commercial with an "S" Zone overlay (C2-S). Neighboring land uses include industrial parks, commercial uses and a large day care facility.



THE APPLICATION

Pursuant to Section 19.03-1 (Arcades, with mechanical or electronic games or games of skill or science), Section 53.06 (Uses Not Specified), and Section 57.02-18 (Parking Modification) of the zoning ordinance, the applicant is requesting a use permit for a 2,400 sq. ft. establishment for karaoke entertainment only. The proposal does not include any food or alcohol service. The karaoke establishment includes a front reception area and 9 individual karaoke rooms that will be operated seven days a week between the hours of 4:00 P.M. to 2:00 A.M. and proposes no other exterior or site modifications.

PROJECT DESCRIPTION

The applicant is proposing a 2,400 sq. ft. karaoke entertainment consisting of (9) individual karaoke rooms that will not include any food or alcohol service. The karaoke entertainment will operate on a closed circuit system and will not provide Internet or Cable TV access. The applicant is proposing to operate 7 days a week between the hours of 4 P.M. and 2 P.M.

Floor Plan

The layout for the proposed karaoke establishment includes a 223 sq. ft. front reception area and 9 individual karaoke rooms. The room sizes vary from 110 sq. ft. to as large as 377 sq. ft. room. Each room shall provide a see thru window in the wall and door. The purpose of the windows is to discourage illegal and/or undesirable activities. The tenant floor plans also show a 15 sq. ft. computer server room, and a 160 sq. ft. of storage and employee break area.

Parking

Section 53.06 of the Zoning Ordinance states that parking requirements for off-street parking facilities for uses not specified in the Zoning Ordinance shall be determined by the Planning Commission based on uses which create similar demands for off-street parking spaces or based upon the experience of other local cities. Since the proposed karaoke entertainment use is specialized and not contained specifically in the Zoning Ordinance, staff required a parking analysis to determine the appropriate parking ratio based on the study of the parking demand for other similar karaoke establishments as well as a study of the existing parking supply at Ulfert's Center.

The parking analysis studied two karaoke establishments located City of Richmond and San Jose. Both sites were surveyed between the hours of 4:00 P.M. and 2:00 A.M on a Thursday, Friday, and Saturday. The dates and times were selected because they represent the busiest days of the week. The summary of the data collected are contained in the technical memo attached with this staff report. Based on the parking analysis, the highest parking demand occurs at 12:00 midnight with the parking ratio peaking at one parking space per 185 square feet of use. This only occurred once on Saturday at 12:00 midnight. Between 10:00 P.M. and 2:00 A.M., the parking ratio was generally over one parked vehicle per 300 square feet of use. Therefore, the use would require a maximum of thirteen (13) parking spaces. The average auto occupancy reached 3.33 at 10:00 P.M., which indicate patrons generally travel in groups of three or more people.

To measure the existing parking capacity at Ulfert's Center, a Parking Accumulation Study was performed during the requested hours operation for the proposed karaoke establishment. As indicated is the parking analysis, the Ulfert's Center experiences peak parking demand between the hours of 7:00 P.M. and 9:00 P.M. in which 85-90% of the parking spaces are utilized on both Friday and Saturday evenings due to the primary restaurant uses. However, after 9:00 P.M., the demand for parking decreases substantially (approximately 50%).

The study concludes that the highest peak demand (13 parking stalls based on 1 space/185 sq. ft. of use) for the karaoke establishment would be at 12:00 midnight and will not negatively impact for parking because approximately 18% of all parking spaces are utilized and therefore, the site can accommodate the 13 parking spaces required for the use.

ISSUES

Use

The applicant is proposing karaoke entertainment only with no food or alcohol service. The proposed use is unique in the sense that is not accompanied by a restaurant or night club/bar use. The Zoning Ordinance does not have a specific classification for this type of use, however, the use is similar to an arcade in that it provides entertainment with the use of video machines/electronic devices and provides

for a place for recreation. Staff surveyed other cities that have approved similar establishments to see how the use was classified, what parking ratio was used to determine the required parking, and what type of issues are associated with the operations of these types of establishments.

CITY	PARKING RATIO	USE CLASSIFICATION
Richmond	10 spaces per 1000 S.F. of use	Music studio
San Jose	1 space per 80 S.F. of use	Commercial recreation (indoor)
Fremont	1 space per 100 S.F. of use	Games or computing devices and arcades (including but not limited to karaoke, karaoke booths.)

Parking

Currently, the site provides 228 parking stalls. The required parking for the site is provided in the following table:

Use	Square Feet	Parking Requirement
Current Retail Space	2,400 square feet	12 spaces
Proposed karaoke entertainment use (1 spaced/185 sq. ft. of use)	2,400/185	13 spaces
	# of parking spaces short	1

The proposed use will require 13 parking spaces, one more than the 12 that is allotted to the tenant space. However, based upon the parking analysis of the peak use for the karaoke establishment, which requires 13 parking spaces during 12:00 midnight when the parking utilization at Ulfert's Center is at 18% (approximately 41 out of 228 parking spaces are being used). The proposed use will not negatively impact parking.

Public Safety Concerns

The Police Department reviewed the application request and plans. As part of their review they also surveyed other cities to identify the typical calls for service that generated from these types of facilities. Based upon the research, the common calls for service include:

- Assaults
- Public intoxication

- Prostitution
- Illegal gambling

The applicant is proposing observation windows to be installed on the doors and walls into the each karaoke room. Staff recommends a condition of approval that requires that the windows remain free and clear. No tinting or blinding for any of the windows is permitted.

Staff does not anticipate any problems associated with public intoxication considering no food or alcohol service is being offered with this use. As conditioned, the applicant shall post signs stating, “no loitering or consumption of alcoholic beverages” on the exterior of the building and within the establishment. Also no alcoholic beverages may be consumed outside or within the facility.

Staff is also recommending three other conditions of approval (conditions # 13, 14, and 16) that addresses security such as but not limited to a condition that enables the Milpitas Police Department to require additional security measures if found necessary to address any public safety concerns, installation of surveillance equipment, and the business owner must check photo identification and to maintain a log for at least 120 days.

To discourage loitering, staff is recommending conditions of approval that require posting of “no loitering” signs, all patrons shall vacate the premise no later than 30 minutes after closing, and that the lobby area is reserved for waiting patrons only.

Noise

As condition of approval, the applicant shall employ effective noise attenuating devices to achieve a minimum standard transmission coefficient (STC) sound rating of 45-50 dBA within the establishment. Such walls shall be soundproofed such that no amplified music shall be audible on the exterior of the premises or adjoining tenant spaces.

Public Comment

Staff has received one public comment and has provided a copy with the staff report.

USE PERMIT FINDINGS

Any approval of a Use Permit or Use Permit Amendment requires that the Planning Commission make the following findings:

1. The proposed use is consistent with the Milpitas Zoning Ordinance.
2. The proposed use is consistent with the Milpitas General Plan.
3. The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.

The following sections explain how these findings can be made for the proposed project, as conditioned.

Conformance with the General Plan

The project conforms to the General Plan in that the use directly relates to:

- **Implementing Policy 2.a-I-4**, which promotes Milpitas as a place to carry on regional commercial activities with an emphasis toward the advantages of the City’s location to both commercial and regional roadways,

- **Implementing Policy 2.a-I-6**, which encourages a balanced economic base that can resist downturns in any one economic sector, and
- The proposed karaoke entertainment will add to the mix of businesses in Ulfert's Center and will help to increase the attraction and vitality of the area by providing a night use that is compatible with the existing restaurants and office uses.

Conformance with the Zoning Ordinance

The proposed project is located in the General Commercial Zoning District (C2). Part of this district's purpose is to "provide for a wide range of retail, personal and business services primarily oriented to the automobile customer and to provide for general commercial needs in a stable and attractive commercial development which will afford a pleasant shopping environment...". The project, with recommended conditions of approval, complies with the City's zoning ordinance for the General Commercial district, because it is a recreational use that complements the existing restaurant uses.

Neighborhood/Community Impact

The proposed karaoke is expected to have a positive community impact by providing a complementary business to the existing uses in Ulfert's Center. The use is located within an existing development that will not impact city service such as water, sewer, and has adequate trash facilities that will accommodate garbage generated from proposed use. Staff concludes that the restaurant as conditioned, will not negatively impact the surrounding neighborhood.

RECOMMENDATION

Close the Public Hearing. Approve the Use Permit No. UP2006-18, based on the Findings and Special Conditions of Approval listed below.

FINDINGS

1. The proposed project is categorically exempt from further environmental review pursuant to Class 1, Section 15301 (Existing Facilities) of the state CEQA Guidelines.
2. The proposed karaoke establishment is consistent with the City of Milpitas Zoning Ordinance and General Plan in terms of land use and development standards for the General Commercial zoning district because the use is a conditional use in the C2 zoning district and allowed by the General Plan designation and land use designation.
3. As conditioned the proposed karaoke establishment will not be detrimental or injurious to the public health, safety, and general welfare to adjacent future tenants or the surrounding community because the project will mitigate noise with installation of noise attenuating devices, post signs that prohibits drinking and loitering on the premises, and will complement the restaurant uses by providing a venue for commercial recreation.

SPECIAL CONDITIONS

1. This Use Permit No. UP2006-18 approval applies only to the 2,400 square foot tenant space denoted on the site and floor plan. The uses approved include 9 karaoke stations with no food or alcohol beverage service. The floor plan proposed for building permits shall substantially conform to the approved plans dated November 8, 2006 except as modified herein. (P)
2. Any changes to the use, business operations or modifications to the approved plans shall require a use permit amendment and Planning Commission review and approval. (P)

3. The use at the facility shall not engage and/or render any services as defined in Section 54.18 of the Milpitas Zoning Ordinance relating to "Adult Businesses." (P)
4. Proposed use shall comply with all Federal, State and local code requirements. (P)
5. Prior to business license issuance, the business owner must submit their background check to the Planning Division and Milpitas Police Department. (PC Sub)
6. No alcoholic beverages may be consumed within or outside of the karaoke facility. (P)
7. The applicant shall maintain signs stating "No loitering or consumption of alcoholic beverages" on the exterior of the building and within the establishment. (P)
8. The hours of operations for the facility shall be limited to 4 P.M. to 2 A.M., Monday through Sunday. All patrons must be off the premises within 30 minutes after the facility's closure. (P)
9. All patrons within and employees of the facility must be the age of 18 years or older. (P)
10. Lighting within the facility, especially within the hallways and all stations, shall be established and kept at a level not less than forty (40) watts per hundred (100) square feet of floor area to provide visibility and to ensure the safety of patrons, employees, security and emergency personnel. The established lighting within the facility will be subject to the review, modification and approval of the City's Police Department. (P)
11. The front exterior windows shall be maintained free and clear. No tinting or blinding of the exterior windows or to any of the observation windows to the individual karaoke room shall be allowed. Posters and signs shall be displayed in a manner that does not obstruct the view of the interior area from outside of the facility or directly into the individual karaoke rooms. (P)
12. The lobby is reserved for patrons waiting for service only. No exterior loitering shall be allowed. All patrons waiting for service must wait in the designated lobby. No waiting list may be maintained beyond the seating capacity provided in the lobby. (P)
13. The walls separating the establishment from adjacent commercial tenants shall employ effective noise attenuating devices to achieve a minimum standard transmission coefficient (STC) sound rating of 45-50. Such wall shall be soundproofed where no amplified music shall be audible on the exterior of the premises or adjoining tenant spaces. Should the improvements installed not provide acceptable noise levels, or should the noise emanating from the establishment cause noticeable discomfort to adjacent tenants, the establishment may be required to install additional noise attenuating devices. In doing so, the applicant may be required to request the services of a professional consultant specializing in noise attenuating devices to mitigate such impacts. (P)
14. Should additional security measures be needed in order to address any public safety concerns arising from the business, the applicant shall provide those additional security measures as requested by the City's Police Department. (P)
15. The applicant shall work, as necessary, with the Police Department to review and upgrade (if necessary) surveillance equipment installed on site. Surveillance shall be provided for the front lobby and all hallway areas. Surveillance monitors will be located at the front lobby and will be monitored by the business operator at the site. The Police Department shall approve the proposed surveillance equipment prior to the issuance of a business license. The recorded surveillance tapes shall be kept for a period of no less than one month or 30 working days and made available to the Police Department upon request. (P)

16. All karaoke stations shall be limited to the approved appurtenances; no Internet service or online electronic gaming shall be allowed within these stations. (P)
17. All patrons entering the facility must provide picture identification before engaging in the karaoke service rendered at the facility to ensure that those patrons are adhering to the facility's regulations and conditions. A log must be kept at the facility. Such log shall be maintained for at least 120 days and surrendered to any city official upon request. The log shall include the patron's name, a state license/identification number, date and time service rendered, and specific station within the facility retained for the service. (P)
18. All conditions applicable to patrons, particularly the stated prohibitions included in these "Conditions of Approval", of the facility incorporated herein shall be conspicuously posted in the front lobby area in a sign at the entrance with lettering of at least two (2) inches in size. (P)
19. This report and its conditions shall be kept on the premises and made available to any officer/employee of the City upon request. (P)
20. Should the City receive any complaints arising from the facility's use and/or an indication that the facility's use has resulted in an increased need for service calls from emergency personnel (i.e., the Police Department), the Planning Director shall be authorized to refer this use permit to the Planning Commission. The Planning Commission may require modifications to the facility's "Conditions of Approval", or revoke the permit entirely, if it has been found that the use has caused a substantial adverse impact on the community. (P)

(P) = Planning Division

(PC SUB) = Planning Commission Subcommittee

MEMORANDUM

Transportation Planning



To: Cindy Hom, Planning Division
From: Joseph J. Oliva III, Principal Transportation Planner *joe*
Subject: Parking Analysis for proposed Karaoke Facility on Barber Lane
Date: October 25, 2006

Introduction and Background

Joe Zheng is proposing to open a 10-room 2,400 square foot Karaoke establishment in the Ulfert Shopping Center located at 668 Barber Lane. The hours of operation would be from 4:00 PM to 2:00 AM seven days a week. The previously approved retail space within the Ulfert Center is currently vacant and would be improved to consist of nine small private and one large party room for Karaoke use. The 2,400 square foot tenant space is currently allocated 12 parking spaces (1 parking space per 200 square feet) under the C-2 Zone. The applicant is seeking a Use Permit and a Parking Modification.

Study Methodology and Results

Since the proposed use is rather specialized and not contained specifically in the Zoning Ordinance, it was necessary to determine the demand for parking and the adequacy of the existing parking supply at the Ulfert Center. First, in order to estimate the parking demand two similar karaoke establishments in the area were surveyed to determine parking accumulation and auto occupancy. The two sites are in Richmond and San Jose, both located within a shopping center. The San Jose establishment totaled 14 karaoke rooms within 3,200 square feet and the Richmond establishment totaled 18 karaoke rooms within 5,000 square feet.

The two karaoke establishments were surveyed between 4: PM and 2:00 AM on a Thursday, Friday and Saturday October 12 through 14, 2006. These three days were selected, because they are the three busiest days of the week. The survey data collected includes the number of karaoke rooms in operation, the number of people in the karaoke establishment and the number of parked vehicles for the karaoke use. Table 1 presents a summary of the data collected for both sites and contains a calculation of the highest parking demand (parking spaces per 1,000 square feet of use).

Table 1
Patronage and Vehicle Comparisons at Similar Sites

Location	Day/Date	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM	2:00 AM
San Jose	Thursday 10/12/2006	0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	2 Rooms 2 Cars 7 People	2 Rooms 2 Cars 7 People	2 Rooms 2 Cars 6 People	1 Room 1 Car 4 People	4 Rooms 4 Cars 15 People	2 Rooms 3 Cars 10 People	1 Room 1 Car 3 People
Sq. ft.												
Friday 10/13/2006		0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	2 Rooms 2 Cars 7 People	5 Rooms 5 Cars 16 People	4 Rooms 4 Cars 12 People	5 Rooms 5 Cars 15 People	2 Rooms 2 Cars 7 People	0 Rooms 0 Cars 0 People
Saturday 10/14/2006		0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	1 Room 1 Car 2 People	2 Rooms 3 Cars 6 People	5 Rooms 8 Cars 21 People	6 Rooms 9 Cars 24 People	5 Rooms 7 Cars 17 People	3 Rooms 3 Cars 9 People
Richmond	Thursday 10/12/2006	0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	2 Rooms 2 Cars 5 People	2 Rooms 2 Cars 5 People	3 Rooms 3 Cars 8 People	6 Rooms 7 Cars 24 People	6 Rooms 9 Cars 24 People	9 Rooms 11 Cars 35 People	3 Rooms 5 Cars 11 People	1 Room 1 Car 2 People
Sq. ft.												
Friday 10/13/2006		0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	0 Rooms 0 Cars 0 People	1 Room 1 Car 2 People	1 Room 1 Car 2 People	3 Rooms 3 Cars 9 People	7 Rooms 9 Cars 22 People	9 Rooms 14 Cars 39 People	11 Rooms 17 Cars 46 People	6 Rooms 9 Cars 23 People	3 Rooms 4 Cars 12 People
Saturday 10/14/2006		1 Room 7 Cars 13 People	1 Room 7 Cars 13 People	1 Room 7 Cars 13 People	0 Rooms 0 Cars 0 People	1 Room 2 Cars 5 People	1 Room 2 Cars 5 People	5 Rooms 9 Cars 26 People	13 Rooms 19 Cars 56 People	16 Rooms 27 Cars 73 People	14 Rooms 23 Cars 62 People	5 Rooms 8 Cars 21 People
TOTALS												
Spaces per 1,000 sq ft		0	1 per 715	1 per 715	1 per 2500	1 per 1600	1 per 1600	11 per 555	1 per 360	1 per 185	1 per 220	1 per 625
Average Auto Occupancy		0	1.86	1.86	2.11	2.11	2.92	3.33	2.84	2.84	2.65	2.76

As indicated on Table 1, both karaoke establishments are lightly patronized until 10:00 PM, before peaking at 12:00 midnight. The highest parking demand occurs at 12:00 midnight with the parking ratio peaking at one parked vehicle per 185 square feet of use. This occurred only once on Saturday at 12:00 midnight. Between 10:00 PM and 2:00 AM, the parking ratio was generally over one parked vehicle per 300 square feet of use. The maximum number of parked vehicles at the Richmond site (5,000 square feet) was 27. Therefore, a 2,400 square foot site would require a maximum of 13 parking spaces. The average auto occupancy was high, reaching 3.33 at 10:00 PM.

Once parking demand has been established, it is necessary to insure the proposed project location has sufficient vehicle parking supply. In order to measure the adequacy of parking supply at the Ulfert Center, a Parking Accumulation Study was performed during the proposed projects requested hours of operation (4:00 PM to 2:00 AM). Table 2 presents a summary of the Parking Accumulation Study. As shown on Table 2, the Ulfert Center experiences peak parking demand between 7:00 and 9:00 PM (85 to 90% utilized) on both Friday and Saturday evenings. This is a primary function of the numerous of restaurants at the Center. After 9:00 PM, the demand for parking is reduced substantially (approximately 50%).

Summary and Conclusions

The proposed 2,400 square foot karaoke establishment would consist of nine small rooms and one large party room. The existing tenant space is allocated 12 parking spaces per the Zoning Ordinance. Should the proposed project experience a parking demand at the highest measured rate in the survey, they would require 13 parking spaces (one space per 185 square feet of use). However, the highest parking demand was measured at 12:00 midnight and the Ulfert Center parking lot was only 18 % occupied. Therefore, the proposed Karaoke establishment will not impact the existing parking supply at the Ulfert Center.

cc: Tom Williams, Planning and Neighborhood Services Director

Attachments: Survey data sheets

Table 2

Ulfert Center Parking Accumulation Study

Day/Date	Total Spaces	Occupied Parking Spaces										
		4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM	2:00 AM
Thursday 10/12/2006	228 %	79 35%	67 29%	52 23%	82 36%	89 39%	93 41%	78 34%	54 24%	33 14%	21 9%	16 7%
Friday 10/13/2006	228 %	52 23%	57 25%	93 41%	189 83%	197 86%	183 80%	114 50%	97 43%	79 35%	66 29%	27 12%
Saturday 10/14/2006	228 %	102 45%	86 38%	77 34%	193 85%	206 90%	193 85%	123 54%	81 36%	41 18%	30 13%	23 10%

Attachments

TIME	NUMBER OF CARS IN THE PARKING LOT	NUMBER OF CARS IN THE KTV	NUMBER OF PEOPLE IN THE KTV	NUMBER OF ROOMS USE
4PM	79	0	0	0
5PM	67	0	0	0
6PM	52	0	0	0
7PM	82	0	0	0
8PM	89	0	0	0
9PM	93	0	0	0
10PM	78	0	0	0
11PM	54	0	0	0
12AM	33	0	0	0
1AM	21	0	0	0
2AM	16	0	0	0
	TOTAL OF CARS FOR THE DAY	TOTAL OF CARS FOR KTV THAT DAY	TOTAL OF PEOPLE IN KTV THAT DAY	TOTAL OF ROOMS USED THAT DAY
TOTAL	228 Total	0	0	0

THURDAY COUNT IN ULFER SHOPPING CENTER FROM 4PM-2AM

RECEIVED

OCT 16 2006

CITY OF MILPITAS
PLANNING DIVISION

TIME	NUMBER OF CARS IN THE PARKING LOT	NUMBER OF CARS IN THE KTV	NUMBER OF PEOPLE IN THE KTV	NUMBER OF ROOMS USE
4PM	45	0	0	0
5PM	47	0	0	0
6PM	41	0	0	0
7PM	38	0	0	0
8PM	49	2	7	2
9PM	42	2	7	2
10PM	11	2	6	2
11PM	4	1	4	1
12AM	5	4	15	4
1AM	4	3	10	2
2AM	2	1	3	1
	TOTAL OF CARS FOR THE DAY	TOTAL OF CARS FOR KTV THAT DAY	TOTAL OF PEOPLE IN KTV THAT DAY	TOTAL OF ROOMS USED THAT DAY
TOTAL		15	52	14

THURSDAY COUNT IN GAMBA KARAOKE CENTER FROM 4PM-2AM

3200SF - 14 KTV room total.

TIME	NUMBER OF CARS IN THE PARKING LOT	NUMBER OF CARS IN THE KTV	NUMBER OF PEOPLE IN THE KTV	NUMBER OF ROOMS USE
4PM	82	0	0	0
5PM	73	0	0	0
6PM	67	0	0	0
7PM	92	2	5	2
8PM	99	2	5	2
9PM	87	3	8	3
10PM	83	7	24	6
11PM	62	9	24	6
12AM	29	14	35	9
1AM	16	5	11	3
2AM	3	1	2	1
	TOTAL OF CARS FOR THE DAY	TOTAL OF CARS FOR KTV THAT DAY	TOTAL OF PEOPLE IN KTV THAT DAY	TOTAL OF ROOMS USED THAT DAY
TOTAL		43	114	32

THURDAY COUNT IN MUSIC TUNNEL CENTER FROM 4PM-2AM

5000 sqFT - 18 KTV room total

TIME	NUMBER OF CARS IN THE PARKING LOT	NUMBER OF CARS IN THE KTV	NUMBER OF PEOPLE IN THE KTV	NUMBER OF ROOMS USE
4PM	52	0	0	0
5PM	57	0	0	0
6PM	93	0	0	0
7PM	189	0	0	0
8PM	197	0	0	0
9PM	183	0	0	0
10PM	114	0	0	0
11PM	97	0	0	0
12AM	79	0	0	0
1AM	66	0	0	0
2AM	27	0	0	0
	TOTAL OF CARS FOR THE DAY	TOTAL OF CARS FOR KTV THAT DAY	TOTAL OF PEOPLE IN KTV THAT DAY	TOTAL OF ROOMS USED THAT DAY
TOTAL				

FRIDAY COUNT IN ULFER SHOPPING CENTER FROM 4PM-2AM

TIME	NUMBER OF CARS IN THE PARKING LOT	NUMBER OF CARS IN THE KTV	NUMBER OF PEOPLE IN THE KTV	NUMBER OF ROOMS USE
4PM	38	0	0	0
5PM	49	0	0	0
6PM	83	0	0	0
7PM	86	0	0	0
8PM	79	0	0	0
9PM	81	2	7	2
10PM	69	5	16	5
11PM	15	4	12	4
12AM	6	5	15	5
1AM	3	2	7	2
2AM	1	0	0	0
	TOTAL OF CARS FOR THE DAY	TOTAL OF CARS FOR KTV THAT DAY	TOTAL OF PEOPLE IN KTV THAT DAY	TOTAL OF ROOMS USED THAT DAY
TOTAL		18	57	18

FRIDAY COUNT IN GAMBA KARAOKE CENTER FROM 4PM-2AM

3200 SF — 14 rooms

TIME	NUMBER OF CARS IN THE PARKING LOT	NUMBER OF CARS IN THE KTV	NUMBER OF PEOPLE IN THE KTV	NUMBER OF ROOMS USE
4PM	full	0	0	0
5PM	full	0	0	0
6PM	full	0	0	0
7PM	full	1	2	1
8PM	full	1	2	1
9PM	full	3	9	3
10PM	full	9	22	7
11PM	128	14	38	9
12AM	93	17	46	11
1AM	25	9	23	6
2AM	9	4	12	3
	TOTAL OF CARS FOR THE DAY	TOTAL OF CARS FOR KTV THAT DAY	TOTAL OF PEOPLE IN KTV THAT DAY	TOTAL OF ROOMS USED THAT DAY
TOTAL		58	154	41

FRIDAY COUNT IN MUSIC TUNNEL CENTER FROM 4PM-2AM

5000 SF → 18 rooms.

TIME	NUMBER OF CARS IN THE PARKING LOT	NUMBER OF CARS IN THE KTV	NUMBER OF PEOPLE IN THE KTV	NUMBER OF ROOMS USE
4PM	102	0	0	0
5PM	86	0	0	0
6PM	77	0	0	0
7PM	193	0	0	0
8PM	206	0	0	0
9PM	193	0	0	0
10PM	123	0	0	0
11PM	81	0	0	0
12AM	41	0	0	0
1AM	30	0	0	0
2AM	23	0	0	0
	TOTAL OF CARS FOR THE DAY	TOTAL OF CARS FOR KTV THAT DAY	TOTAL OF PEOPLE IN KTV THAT DAY	TOTAL OF ROOMS USED THAT DAY
TOTAL				

SATDAY COUNT IN ULFER SHOPPING CENTER FROM 4PM-2AM

TIME	NUMBER OF CARS IN THE PARKING LOT	NUMBER OF CARS IN THE KTV	NUMBER OF PEOPLE IN THE KTV	NUMBER OF ROOMS USE
4PM	43	0	0	0
5PM	36	0	0	0
6PM	37	0	0	0
7PM	42	0	0	0
8PM	81	0	0	0
9PM	94	1	2	1
10PM	52	3	6	2
11PM	12	0	21	5
12AM	13	9	24	6
1AM	11	7	17	5
2AM	6	3	9	3
	TOTAL OF CARS FOR THE DAY	TOTAL OF CARS FOR KTV THAT DAY	TOTAL OF PEOPLE IN KTV THAT DAY	TOTAL OF ROOMS USED THAT DAY
TOTAL		31	79	22

SATDAY COUNT IN GAMBA KARAOKE CENTER FROM 4PM-2AM

3200 SF - 14 rooms

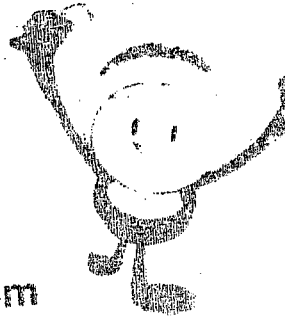
TIME	NUMBER OF CARS IN THE PARKING LOT	NUMBER OF CARS IN THE KTV	NUMBER OF PEOPLE IN THE KTV	NUMBER OF ROOMS USE
4PM	full	0	0	0
5PM	full	7	13	1
6PM	Full	7	13	1
7PM	Full	0	0	0
8PM	Full	2	5	1
9PM	218	2	5	1
10PM	179	9	26	5
11PM	118	19	56	13
12AM	78	27	73	16
1AM	47	23	62	14
2AM	22	8	21	5
	TOTAL OF CARS FOR THE DAY	TOTAL OF CARS FOR KTV THAT DAY	TOTAL OF PEOPLE IN KTV THAT DAY	TOTAL OF ROOMS USED THAT DAY
TOTAL		104	274	57

SATDAY COUNT IN MUSIC TUNNEL CENTER FROM 4PM-2AM

5000 SF — 18 rooms

♪ Gamba Karaoke

Enjoy singing with your friends
in the privacy of your own room



- ☐ Available in 5 languages
(17,000 English titles, 27,000 Chinese titles, 45,000 Japanese titles, 5500 Korean titles, 3000 Spanish titles, etc)
- ☐ 9 private rooms and one large party room available
- ☐ Soft drinks and food to order available

Mon.Wed.Thus.	1~2people	3~4people	5~6people	7~12people
1room/1hour				
17:00~21:00	\$15	\$20	\$25	\$30
21:00~1:00	\$20	\$25	\$30	\$35

Fri.Sat.Sun.Holi, (Friday 16:00~)	1~2 people	3~4 people	5~6 people	7~12 people
1room/1hour				
14:00~18:00	\$15	\$20	\$25	\$30
21:00~2:00	\$20	\$25	\$30	\$35

partyroom for up to around 3-6 people

"Yahoo map" makes wrong direction please don't use it.

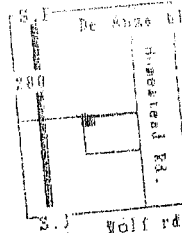
Gamba Karaoke

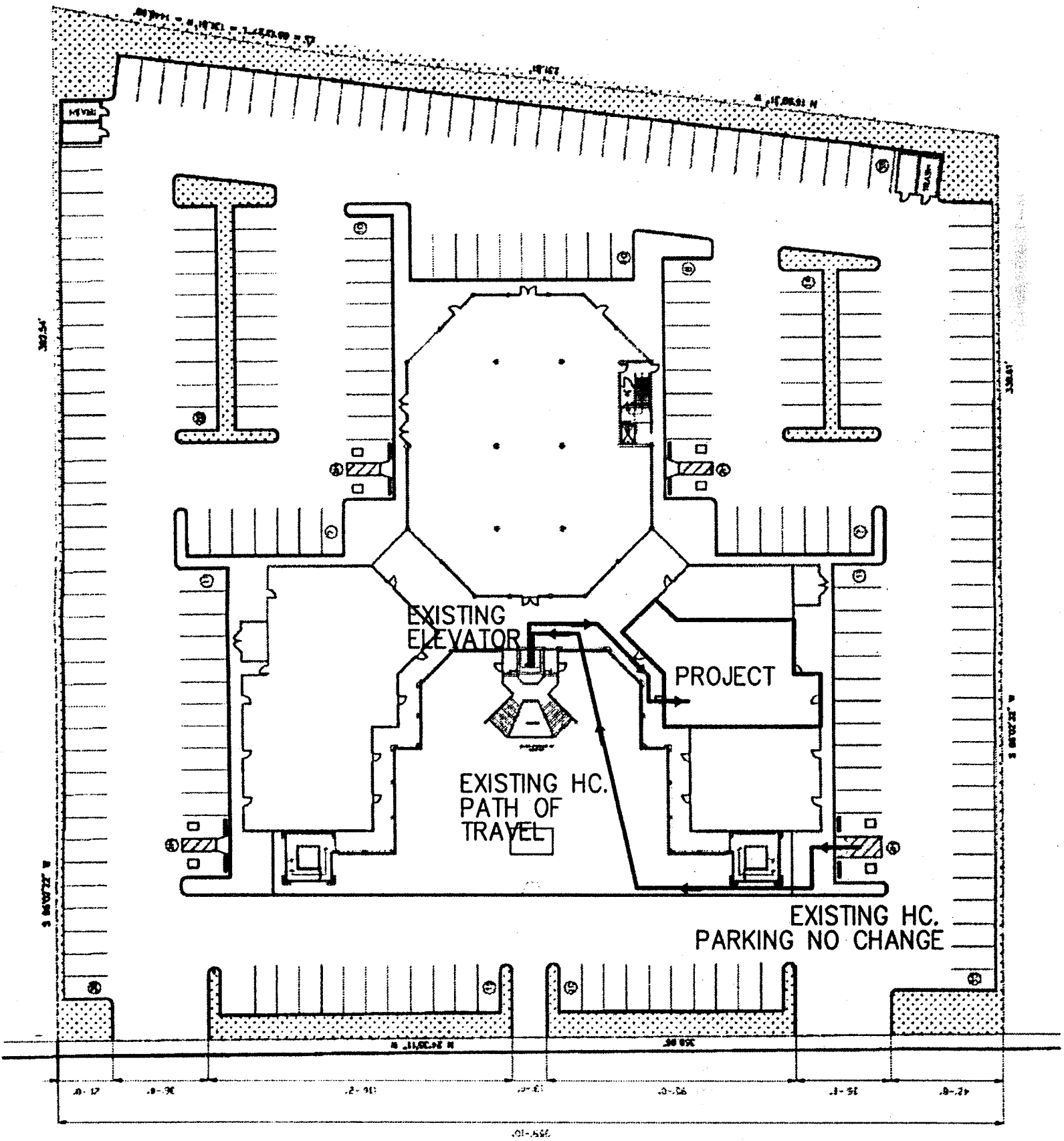
OAKMONT SQUARE 19990 Homestead Road

Cupertino CA 95014

Tel: 408-865-0955

http://www2.odn.ne.jp/gamba_karaoke/





SITE PLAN

1/4"=1'-0"
DRP B001

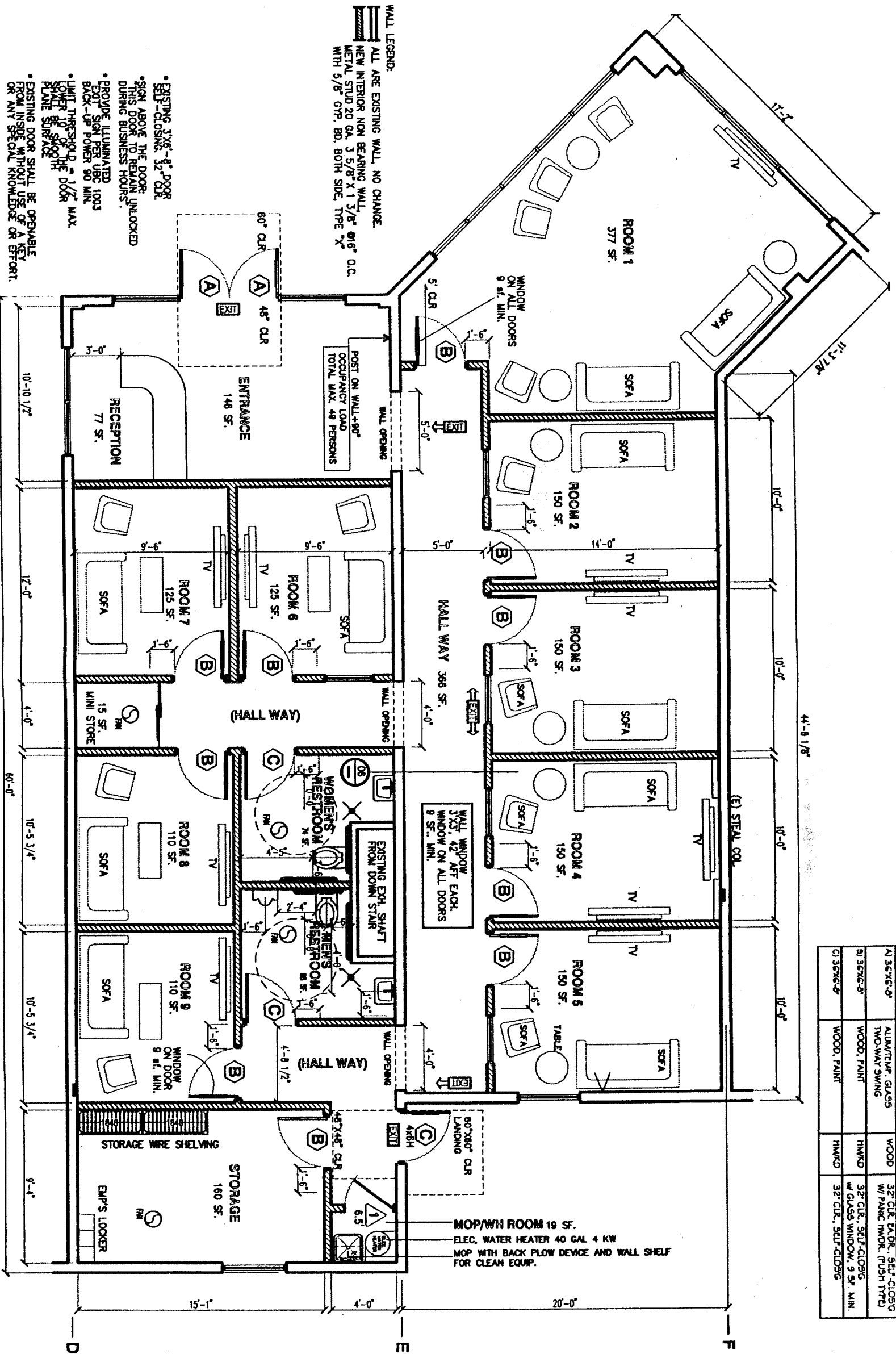
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OFFICE CC

OCT 16 2006

CITY OF MILPITAS
COMMUNITY DEVELOPMENT DEPARTMENT

DR. TTTSIZE	DESCRIPTION	FRAME	REMARKS
A 36X6-0"	ALUM/TEMP. GLASS TWO-WAY SWING	WOOD	32" CLR. EXDOR. SELF-CLOSING W/ PANIC HMOK. (PUSH TTTL)
B 36X6-0"	WOOD, PAINT	HMWD	32" CLR. SELF-CLOSING W/ GLASS WINDOW, 9 SF. MIN.
C 36X6-0"	WOOD, PAINT	HMWD	32" CLR. SELF-CLOSING



FLOOR PLAN (Scale: 1/4" = 1'-0")

DEPACE COPY